

060.A

0004

0016.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
847,400 / 847,400
847,400 / 847,400
847,400 / 847,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		NOURSE ST, ARLINGTON

OWNERSHIP

Owner 1:	GRANUCCI CARMINE A	Unit #:	16
Owner 2:	GRANUCCI RAMONA E NICHOLS		
Owner 3:			

Street 1: 16 NOURSE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SOMIA LLC -

Owner 2: -

Street 1: 4 LILLIAN LANE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2015, having primarily Cprn. Clap Exterior and 2908 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8312																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	847,400			847,400		318756
							GIS Ref
							GIS Ref
							Insp Date
							04/04/16

Source: Market Adj Cost Total Value per SQ unit /Card: 291.40 /Parcel: 291.40 Entered Lot Size Total Land: Land Unit Type:

Parcel ID: 060.A-0004-0016.0 !16366!

PRINT Date: 12/30/21 Time: 22:22:31

LAST REV Date: 11/18/19 Time: 11:14:54 apro

16366 ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

